



THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, A SUBDIVISION OF RECORD IN VOLUME 23, PAGE 42 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT DESCRIBED IN A DEED TO JOSEPH S. CORPORA RECORDED IN VOLUME 276, PAGE 558 OF THE DEED RECORDS OF BRAZOS COUNTY. TEXAS, INCLUDING THE PORTION OF THE SAID CORPORA TRACT KNOWN AS LOT 11, BLOCK C, REPLAT OF SMYTHE ADDITION - NO. 1, A SUBDIVISION OF RECORD IN VOLUME 597, PAGE 851 OF THE DEED RECORDS OF BRAZOS COUNTY. TEXAS. THE SAID 0.900 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS

BEGINNING, at an "X" cut on concrete (set) at the intersection of the west right-of-way line of S. Texas Avenue with the north right-of-way line of Homestead Street, at the southeast corner of the said Block C, Smythe Addition, the southeast corner of the said Corpora tract and the southeast corner of the said Lot 11;

THENCE, N 85°05'28" W, along the north right-of-way line of Homestead Street, passing a ½ inch diameter steel pin found at the southwest corner of the said Lot 11 at 140.42 feet and continuing a total distance of 260.54 feet to a calculated point on the west wall line of an existing building at the intersection of the east right—of—way line of Washington Avenue, being the southwest corner of the said Block C and southwest corner of the said Corpora tract, from which a ½ inch diameter steel pin found on the south right-of-way line of Homestead Street, at the northwest corner of Lot 1 of a replat of Block F of the said Smythe Addition, of record in Book 538, Page 733 of the Deed Records of Brazos County, Texas bears S 05'03'22" W, 56.00 feet and N 85'05'28" W, 68.31

THENCE, N 05°03'22" E, a distance of 151.32 feet along the east right-of-way line of Washington Avenue to a ½ inch diameter steel pin found at the northwest corner of the said Corpora tract, the same being the southwest corner of that certain tract described in a deed to Doro Management, LLC recorded in Volume 6726, Page 263 of the Official Public Records of Brazos County, Texas;

THENCE, S 84'48'00" E, a distance of 260.03 feet, crossing the said Block C, to a ½ inch diameter steel pin found on the west right-of-way line of S. Texas Avenue at the northeast corner of the said Corpora tract and Lot 11, the same being the southeast corner of that certain tract described in a deed to Fortress Management, Inc., Trustee for Doro Management Co. recorded in Volume 3700, Page 72 of the Official Public Records of Brazos County, Texas;

THENCE, S 04°51'41" W, a distance of 150.00 feet along the west right-of-way line of S. Texas Avenue to the PLACE OF BEGINNING, containing 0.900 acre of land, more or less.

I, SARA F. CORPORA, WIFE OF JOSEPH S. CORPORA, DECEASED, OWNER OF AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING 0.900 ACRE OF LAND AS CONVEYED TO ME IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS IN VOLUME 276, PAGE 558, AND DESIGNATED HEREIN AS REPLAT OF LOT 11. BLOCK C. SMYTHE ADDITION IN THE CITY OF BRYAN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS. ALLEYS. PARKS. WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR THE

SARA F. CORPORA

STATE OF TEXAS COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY APPEARED SARA F. CORPORA. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS____DAY

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BRAZOS

I, JOAN AUDETTE CORPORA, OWNER OF AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING 0.900 ACRE OF LAND AS CONVEYED TO ME IN THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS IN VOLUME 6553, PAGE 179, AND DESIGNATED HEREIN AS REPLAT OF LOT 11, BLOCK C, SMYTHE ADDITION IN THE CITY OF BRYAN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DECICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR THE PURPOSES IDENTIFIED.

JOAN AUDETTE CORPORA

STATE OF TEXAS COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY APPEARED JOAN AUDETTE CORPORA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS_____DAY

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

I, PRISCILLA JEAN CORPORA, THE OWNER OF AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING 0.900 ACRE OF LAND AS CONVEYED TO ME IN THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS IN VOLUME 6553, PAGE 179, AND DESIGNATED HEREIN AS REPLAT OF LOT 11, BLOCK C, SMYTHE ADDITION IN THE CITY OF BRYAN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DECICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR THE PURPOSES IDENTIFIED.

PRISCILLA JEAN CORPORA

COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY APPEARED PRISCILLA JEAN CORPORA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS____DAY

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

CERTIFICATE OF SURVEYOR

STATE OF TEXAS

COUNTY OF BRAZOS

I, TIMOTHY A. LENZ, REGISTERED PROFESSIONAL LAND SURVEYOR No. 4393 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND, AND THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION WILL DESCRIBE A CLOSED

TIMOTHY A. LENZ, R.P.L.S. No. 4393 1714 FORT VIEW ROAD, SUITE 101 AUSTIN, TEXAS 78704

I, TERRY R. HAGOOD, REGISTERED PROFESSIONAL ENGINEER No. 52960 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO

TERRY R. HAGOOD REGISTERED PROFESSIONAL ENGINEER No. 52960 FISHER HAGOOD, INC. ONE CHISHOLM TRAIL, SUITE 5200

APPROVAL OF CITY PLANNER

ROUND ROCK, TEXAS, 78681

I, THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING & ZONING COMMISION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE_____DAY OF____

CITY PLANNER, BRYAN, TEXAS

APPROVAL OF THE CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE__DAY OF___

CITY ENGINEER, BRYAN, TEXAS

LOT 11, BLOCK C SMYTHE ADDITION

CITY OF BRYAN, BRAZOS

COMPLETE PROFESSIONAL LAND SURVEYING SERVICES (512) 443–1174 1714 FORT VIEW RD., SUITE 101

AUSTIN, TEXAS 78704

SURVEY #: 2006-0207

STATE OF TEXAS

COUNTY OF BRAZOS

F.B. : 747/11

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Services

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